

Angeles International Airport. Development would expose people residing or working in the lots to noticeable noise levels. This would be a potentially significant impact that will be discussed in greater detail in the EIR.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project area is about three miles south of Santa Monica airport and does not experience excessive noise levels from overflights associated with this airport. Therefore, this impact would be less than significant.

XIII. POPULATION AND HOUSING

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIII. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY

The proposed project would have a less than significant impact on growth induction and would have no impact on housing. Therefore, population and housing will not be considered further in the EIR.

POPULATION

The PDR and MDR lots are located within Los Angeles County. The estimated population of Los Angeles County for 2000 was 9,519,338 (United States Census Bureau, 2000). PDR is a community within the City of Los Angeles West Planning area with an estimated 2000 population of 464,000. The Census 2000 population count for the PDR community was 3,450

(United States Census Bureau, 2000). The estimated population for the community of MDR was 8,176 (United States Census Bureau, 2000).

According to the Regional Housing Needs Assessment (RHNA), population growth for the City of Los Angeles in the 1998-2005 period is forecast to be slower than was forecast for the 1989-1994 period. The forecast for the earlier period followed a period of very rapid growth in the 1980s, while the forecast for the 1998-2005 period follows a period of much slower growth. The forecast growth by subregion and Community Plan Area (CPA) from 1990-2010 is 6,160 people and 14,300 people for Venice and Westchester-Playa del Rey respectively (City of Los Angeles, 2000). The population capacity is 61,683 people for the Venice CPA, and 113,340 people for the Westchester-Playa del Rey CPA.

HOUSING

The existing housing stock in Los Angeles County as of 2000 was 3,272,169 with a vacancy rate of 5.5%. There are 3.1 persons per household in Los Angeles County, with 2.37 persons per household estimated in 1998 for the Westchester-Playa del Rey area (Chambers, 2000).

According to the 2000 Census, MDR has a total of 6,321 housing units, a 0.7% homeowner vacancy rate, and an average household size of 1.54 persons (United States Census Bureau, 2000). The PDR census tract recorded a total of 1,574 housing units, a 1.3% homeowner vacancy rate, and an average household size of 2.26 persons (United States Census Bureau, 2000).

IMPACTS ANALYSIS

SALE AND DEVELOPMENT OF THE PLAYA DEL REY AND MARINA DEL REY LOTS

- a) **Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

The physical potential exists for 30 new single-family homes to be constructed on the lots zoned for low density residential (R1-1) at PDR. Three lots in PDR are zoned R3-1, medium density residential use, which allows 24 to 40 dwelling units per gross acre. One lot in the PDR area is zoned for commercial use (CR-1), but could accommodate a single or two family dwelling or apartment house within an enclosed building. The two medium density residential zoned lots located in MDR are zoned multi-family residential in an established area for apartments.

The total number of dwelling units that could potentially be created is projected as follows:

PDR – R1-1	30 single-family units
PDR – R3-1	30 units
PDR – CR-1	10 units
MDR – R3-1	10 units
TOTAL	80 units

Using average household size numbers from the 2000 census, the projected maximum population increase would be 159 for PDR and 16 for MDR. Therefore, a total of 175 persons for all development at maximum build-out for both communities would result from development of the lots.

According to RHNA, the total housing need for the City of Los Angeles for the 1998–2005 period is less than half that calculated for the 1989-1994 period.⁸ The total construction need for 2000-2005 for the unincorporated areas of the Westside sub-region is 2,933 dwelling units (SCAG, 2000). The forecast growth by subregion and CPA from 1990–2010 is 2,790 and 5,875 for Venice and Westchester-Playa del Rey respectively (City of Los Angeles, 2000). The most conservative estimate of new dwelling units construction would add less than 1% of the forecasted growth to the Venice CPA and less than 1.5% to the Westchester-Playa CPA.

The forecasted growth as a result of the project is not substantial for the area, and will not result in new businesses or indirect impacts (such as extension of roads or other infrastructure). The impact is less than significant.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The characteristic of the project is development of new homes, respectively. The proposed development includes a total number of 80 dwelling units (see item a) above). This development is consistent with the City and County of Los Angeles General Plans land use designations, and will not result in displacement of existing housing development. There is no impact as a result of this project.

c) Would the project displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

Using average household size numbers from the 2000 census, the projected maximum population increase would be 159 for PDR and 16 for MDR. Therefore, a total of 175 persons for all development at maximum build-out for both communities would result from development of the lots. The total of 80 dwelling units and 175 new persons in MDR and PDR would not be considered an adverse impact for the area. The lots in PDR and MDR are located in an already developed area. Any development of the lots would constitute infill development. Any growth that would result from further development of the proposed lots has been accounted for in the City of Los Angeles and the County of Los Angeles General Plans. Therefore, the population and housing from development of the lots is anticipated to conform to applicable General Plan land use and zoning designations and standards. Development of the lots would not induce substantial population growth in the area, nor would it displace existing housing or populations

⁸ 60,280 dwelling units for the 1998 – 2005 period and 129,000 dwelling units for the 1998-2005 period.

necessitating the construction of replacement housing elsewhere. There is no impact as a result of this project.

XIV. PUBLIC SERVICES

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIV. PUBLIC SERVICES—Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY

This review suggests that no significant impacts to public services would occur from the proposed project. Therefore, there will be no additional evaluation in the EIR. Parks and recreation are discussed in Section XV-Recreation.

IMPACTS ANALYSIS

SALE AND DEVELOPMENT OF THE PLAYA DEL REY AND MARINA DEL REY LOTS

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for:**
- i) **Fire protection.** The Los Angeles City Fire Department offers fire prevention and suppression, as well as life safety protective services to the PDR area. As part of the